

COUNTY OF YORK

MEMORANDUM

DATE: April 4, 2000 (BOS Mtg. 5/2/00)

TO: York County Board of Supervisors

FROM: Daniel M. Stuck, County Administrator

SUBJECT: Rental Subsidy Programs / Annual Funding Renewal

Background

Nationally, the US Department of Housing and Urban Development (HUD) provides funding for subsidy programs that assist low income citizens in renting privately owned housing. In Virginia, these HUD funds are managed on a state-wide basis by the Virginia Housing Development Authority (VHDA).

York County has operated rental subsidy programs since 1979. These services represent an important and critically needed resource for York's lower income residents. The programs are implemented by the Housing and Neighborhood Revitalization Division of the County's Community Services Department. VHDA issues rent payments directly to owners following submissions of leases and contracts by the Housing Division. Consequently, the County's budget reflects only the administrative reimbursements that York receives to defray the cost of implementing the programs. Total rent, utilities and administrative payments for FY2001 are projected to be in excess of \$775,000.

There is no new competition for funds annually. The programs are renewed annually through the execution of an agreement between the County and VHDA. York has budget authority that will assist over one hundred seventy-three (173) families through the voucher programs. In addition, there are one hundred thirty (130) units of Moderate Rehabilitation Rental Assistance, which is currently tied to the Yorkshire Townhouses. When the contract with the owners of that project ultimately terminates, the assistance will be converted to 130 rental subsidies (vouchers) and issued to each of the families in residence at the apartment complex.

To summarize these programs:

Section 8 Vouchers

These funds subsidize low-income families in renting privately owned dwellings dispersed throughout the County.

- The program administration involves processing of tenant eligibility, recruiting suitable dwellings, negotiation of rents, dwelling inspections and identification of repairs, preparation of leases, contracts, requests for subsidy checks, and a variety of landlord/tenant counseling services.
- York administers three very specialized initiatives which are included in the Voucher programs:
 - A) Subsidies set-aside for those with physical or sensory disabilities who are assisted by the Center for Independent Living (CIL)
 - B) Subsidies reserved for clients receiving mental health or mental retardation services from the Colonial Services Board
 - C) Subsidies reserved for those receiving aid or counseling from York-Poquoson Department of Social Services (DSS). This is the "Family Unification Program" for those families that without help could not stay together.

There is currently a waiting list in excess of five hundred (500) families for rental subsidy programs.

Moderate Rehabilitation

York County administers the contract between VHDA and the owners of the Yorkshire Townhouses that disburses these HUD funds. The contract became effective in 1983 after rehabilitation construction was complete. Although the complex remained privately owned, it is contractually bound to HUD and the County of York and accepts only those tenants who are eligible for rental assistance.

The original 15-year contract has expired. The complex is renewed each year according to phased-in stages at the request of the owners and funding availability. Total rent, utilities and administrative payments for FY2001 are projected to be in excess of \$710,000.

Recommendation

It is my recommendation that the Board adopt Resolution R00-60 which authorizes the County Administrator to take all actions necessary to accept federal funds and continue this important service to York's lower income residents.

Smith/4111